144.0	0005	0004.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	1,076,500 / 1,076,500
					USE VALUE:	1,076,500 / 1,076,500
					ASSESSED:	1,076,500 / 1,076,500

PROPERTY LOCATION

No	Alt No	Direction/Street/City
42		HIGH HAITH RD, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	FREUDENREICH OLIVER
Owner 2:	FREUDENREICH CATHERINE
Owner 3:	
Street 1:	42 HIGH HAITH ROAD
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry Own Occ: Y
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	NELSON JENNIFER -
Owner 2:	-
Street 1:	42 HIGH HAITH ROAD
Twn/City:	ARLINGTON
St/Prov:	MA Cntry
Postal:	02476

NARRATIVE DESCRIPTION

This parcel contains .156 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 1929, having primarily Wood Shingle Exterior and 3596 Square Feet, with 1 Unit, 1 Bath, 1 3/4 Bath, 1 HalfBath, 8 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	3	Below Stree
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	6788.000	577,600		498,900	1,076,500
Total Card	0.156	577,600		498,900	1,076,500
Total Parcel	0.156	577,600		498,900	1,076,500

Source: Market Adj Cost | Total Value per SQ unit /Card: 299.38 | /Parcel: 299.38

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct 94203

GIS Ref

GIS Ref

Insp Date 03/17/18

!11249!

PREVIOUS ASSESSMENT

Parcel ID 144.0-0005-0004.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	577,600	0	6,788.	498,900	1,076,500		Year end	12/23/2021
2021	101	FV	560,100	0	6,788.	498,900	1,059,000		Year End Roll	12/10/2020
2020	101	FV	560,200	0	6,788.	498,900	1,059,100	1,059,100	Year End Roll	12/18/2019
2019	101	FV	418,500	0	6,788.	467,700	886,200	886,200	Year End Roll	1/3/2019
2018	101	FV	415,800	0	6,788.	386,700	802,500	802,500	Year End Roll	12/20/2017
2017	101	FV	415,800	0	6,788.	355,500	771,300	771,300	Year End Roll	1/3/2017
2016	101	FV	415,800	0	6,788.	324,300	740,100	740,100	Year End	1/4/2016
2015	101	FV	398,700	0	6,788.	318,100	716,800	716,800	Year End Roll	12/11/2014

PRINT

Date	Time
12/30/21	12:10:46

LAST REV

Date	Time
05/02/18	14:31:46
apro	

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 11249

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
NELSON JENNIFER	52318-153		2/27/2009	Change>Sale	615,000	No	No		
LOWE DAVID J	41016-127		9/26/2003		475,000	No	No		
LYNCH MARY	27321-40		5/23/1997		242,000	No	No		Y

USER DEFINED

Prior Id # 1:	94203
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
4/16/2010	328	Addition	67,268					ENLARGE KIT & ADD
12/8/2004	1171	New Wind	9,000					SIDING

ACTIVITY INFORMATION

Date	Result	By	Name
3/17/2018	Inspected	PH	Patrick H
3/10/2018	MEAS&NOTICE	HS	Hanne S
11/12/2008	Meas/Inspect	163	PATRIOT
2/25/2004	MLS	HC	Helen Chinal
1/11/2000	Inspected	276	PATRIOT
12/1/1999	Mailer Sent		
11/18/1999	Measured	256	PATRIOT
1/1/1982		CS	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		6788		Sq. Ft.	Site		0	80.	0.92	9									498,913						498,900	

Total AC/HA:	0.15583	Total SF/SM:	6788	Parcel LUC:	101	One Family	Prime NB Desc	Brackett	Total:	498,913	Spl Credit		Total:	498,900

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	6 - Colonial		
Sty Ht:	2A - 2 Sty +Attic		
(Liv) Units:	1	Total:	1
Foundation:	2 - Conc. Block		
Frame:	1 - Wood		
Prime Wall:	1 - Wood Shingle		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	GREEN		
View / Desir:	N - NONE		

GENERAL INFORMATION

Grade:	C+ - Average (+)		
Year Blt:	1929	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G12	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:	1		
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	5 - Steam		
# Heat Sys:			
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	1	Rating:	Very Good
A Bath:		Rating:	
3/4 Bath:	1	Rating:	Very Good
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Very Good
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Very Good
A Kits:		Rating:	
Frpl:	1	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	VG - Very Good	4.6	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	4.6	%

CALC SUMMARY

Basic $ / SQ:	130.00
Size Adj.:	1.00425100
Const Adj.:	0.98000199
Adj $ / SQ:	127.942
Other Features:	110000
Grade Factor:	1.10
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	605501
Depreciation:	27853
Depreciated Total:	577648

COMMENTS

PDAS.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	8	BRs:	3	Baths:	1	HB	1

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

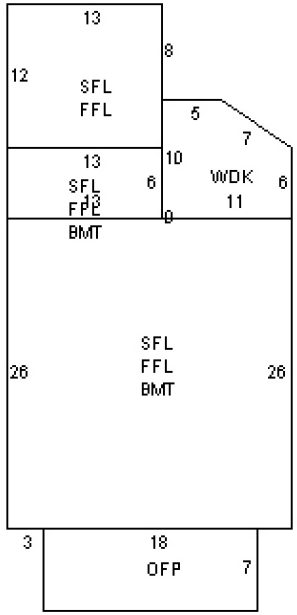
No Unit	RMS	BRS	FL
1	8	3	
Totals			
1	8	3	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:	1.00	Before Depr:	140.74
Special Features:	0	Val/Su Net:	148.48
Final Total:	577600	Val/Su SzAd	194.87

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	1,482	127.940	189,610
SFL	Second Floor	1,482	127.940	189,610
BMT	Basement	702	79.840	56,045
OFP	Open Porch	126	29.000	3,654
WDK	Deck	98	15.680	1,537

Net Sketched Area:	3,890			Total:	440,456
Size Ad	2964	Gross Area	3890	FinArea	3596

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	GFB	90	G	

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

144.0-0005-0004.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
2	Frame Shed	D	Y	1	6X8	A	AV	2010	0.00	T	7.2	101						

More:	N	Total Yard Items:		Total Special Featues:		Total:	